

**Carpenter Village Association
Annual Meeting Minutes
December 1, 2016
Held at the Carpenter Village Clubhouse**

Tom Macie, Board President, opened the meeting at 7:03 PM. A quorum was not yet present with only needing 8 more homeowners to attend by proxy or in person. Members of the Board were introduced to Tom Macie (President), Jim Ruehle (Vice-President/Treasurer), Dennis Carrai (Secretary). Jennifer Wichowski, Community Manager and Laura Moushegian, Administrative Assistant with Omega Association Management were recognized.

Cary Police Officer Corporal Ed Page gave a brief presentation covering safety within the community. There were questions from homeowners in attendance regarding speeding in the community. Corporal Page indicated that he would notify the traffic unit and they could possibly bring the speed sign out into the community. He noted that homeowners could go to the Town's website for crime information in the area. It was noted that there had been very little incidents, all minor and overall the community is safe. Although the numbers were low, he identified vehicle larcenies from unlocked vehicles as the most frequent crimes. He recommended that homeowners lock their doors, garages and cars as prevention methods. Corporal Page responded to questions from the audience and encouraged residents to call them about any suspicious activity.

Patrick O'Neal and another representative from The Real Estate Company in Durham presented and update on the progress of the new mixed use plans for the commercial area at the front of the community. They fielded questions from the audience.

Tom Macie announced that a quorum was now established and the business of the Annual Meeting could be completed. Thanks to those homeowners and Dennis Carrai who worked to get the needed attendees and proxies to meet quorum.

The minutes of the 2015 Annual Meeting, held on December 1, 2015, were reviewed. Phyllis Sewell motioned to approve the minutes as written, Rachel Wiest seconded and the motion passed.

Tom Macie reported on the Board's activities in 2016:

- Held open sessions at the beginning of each Board meeting for membership input. The first 15 minutes of each meeting remains open for homeowners to voice concerns.
- Google Fiber & AT&T and all the discussions/research that lead to them using the Town of Cary easements and providing ROE Agreement with these entities to provide access for those homes who did not have public access
- Renewed the 2016 pool maintenance contract with Triangle Aquatics with extended pool season and decreased lifeguard hours during school days per homeowner feedback
- Pool- Repairs to motor impeller, pump house plumbing/toilet repairs, stall spacers installed, painted showers, pump/pool house locks replaced/repaired
- Martin Birdhouse repaired
- Playgrounds- replaced pickets and repaired gates- Playground mulch to be replenished
- Madison Place- alley apron repairs
- Dead fish cleanup
- Bollards- replaced and repaired as damaged and a group to be done before year end
- Final drain to be installed on playfield for resolution of drainage issue

- [Landscape Projects:](#)

- Second Mulching in needed areas during December
- Oak Worm treatments
- Knockout Roses at 6 entrances removed and replaced due to Rosette's disease
- Tot Lot 6 Screening to be added and shade trees installed
- Replacing street trees in various places
- Removal of dead plant material and replacing April Bloom & Stafford Brook
- Potomac Grove/Laurel Wreath corner to be refurbished- sod, plantings to match other corner
- Replacing sod damaged at tennis courts.

2016 Budget Presentation for Ratification:

Jim Ruehle presented the financial report noting a positive income to expense ratio. Once the 2016 year end actuals are known, any unspent monies would be placed in the Reserve Account for future expenses. He highlighted the value of the Reserve Study which takes inventory of the HOA's infrastructure and produces projections for replacement of capital assets as well as cash flow recommendations to fund these. Jim then presented the 2016 budget and explained the project-based methodology used to allocate expenses. Special thanks was given to the Social Committee for all the hard work the volunteers do to organize all the great events for the community. Cheri Patrick motioned to ratify the 2016 budget, seconded by Penny McGarry. The motion carried and the 2016 Budget was ratified.

Election of Board Member:

The election of one (1) Board member followed. With no nominations coming from the floor or prior to the meeting, candidate Tom Macie was re-elected by acclamation for a three year term. Cheri Patrick expressed that she had two homeowners that would like to serve if the Board would consider them and increase the size of the board from three to five.

Committee Reports presented:

Cheri Patrick, from the ARC Committee, reported that there had been #22 submittals in 2016 which were all approved, some with conditions. She noted the committee was looking for more volunteers. Cheri also reminded homeowners that submission for approval before making any changes was required per the documents.

Inga Allred, from the Pool Committee, acknowledged the other members of the committee. Inga reported that all new furniture was purchased on 2015. The season was extended and the Swim At Your Own Risk was still in place if a homeowner completed the waiver form. Inga explained the cleaning process for the pool and that with the extension of the pool hours it left less time for them to vacuum but the staff was trying to work around that.

Steven Gebeaux, from the Social Committee, reported on 2016 Events and solicited new help due to several key members moving out of the community. Steven reported that the committee is trying to do more for a variety of groups and had also added to the wine tastings which were popular. Tom Gordon reminded everyone that Storytime with Santa was on December 23rd. Tom Gordon also made a plea for volunteers to take over this event as he had been volunteering for a long time and wished to pass along to someone else.

Open Discussion:

The following items were brought to the Board's attention during Open Discussion:

- Access to the tennis courts and ways to restrict access.

- Lake not draining as well as used to before County's repairs. Tom and Jennifer confirmed that the County had been contacted and were assured that the valve and system was working correctly.
- Ivy Tree Lane's drainage concern.
- Zoning Compliance's Jennifer reported and reminded homeowners about the required buffers which are overseen by the Town of Cary. She cautioned homeowners from cutting down trees or vegetation or putting anything on common property or in a buffer due to strict enforcement by the Town.
- Louis Stevens Berm's dead trees on both sides (boxwoods).

There being no further business, Barbara Churchill motioned to adjourn. Brent Haven seconded the motion and the motion carried. The meeting adjourned at 8:15 PM.